
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1328 14th Streets, NW	Agenda
Landmark/District:	14th Street Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	April 26, 2012	Alteration
H.P.A. Number:	12-032	X New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Architect Sarah Alexander (Torti Gallas and Partners), representing Atlantic Services Group, returns for on-going conceptual review for construction of a six-story residential and retail building on a vacant site in the 14th Street Historic District.

When reviewed in December 2011 and February 2012, the Board found the general height, massing and architectural direction to be compatible with the historic district, but directed the applicants to continue studying the design and setback of the sixth story, the location of the residential entrance, the storefront design, the masonry detailing, and the rear loading dock (visible through an alley from Rhode Island Avenue).

Revised Proposal

The revised design increases the setback of the sixth floor from 6'6" to 8'0" on the front and rear elevations; the 3'0" setback from the north side remains the same. The brick piers on the sixth floor have been made thinner, and the southeast corner of the sixth floor simplified. The masonry detailing has been revised by eliminating the horizontal belt courses and precast on the simpler side elevations.

The residential entrance has been located to the southern end of the elevation, enframed by masonry piers rather than within a storefront. The retail storefront has been revised to include a single entrance inset within a projection with canted sides. The garage doors have been redesigned with a more residential character (with paneling) as opposed to standard metal commercial doors.

Evaluation

The changes in setback and pier width result in the sixth floor feeling lighter and less ponderous. While it remains engaged with the underlying elevation, its visual weight is subordinate and secondary to the underlying building, which makes the building feel smaller and less abrupt adjacent to the surrounding two and three story historic buildings. The revisions to the storefront design, residential entrance and garage doors are all similarly improved in design and compatibility with the historic district.

Recommendation

The HPO recommends that the Review Board find the revised design to be compatible with the character of the historic district and that final approval be delegated to the staff.